

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
August 7, 2013**

President Brad Schnarr called the Regular Meeting of the Jasper Plan Commission to order at 7:45 pm. Vice President Jim Schroeder took roll call as follows:

Brad Schnarr, Pres.	-Present	Cindy Laake	-Present
Jim Schroeder, V.P.	-Present	Pat Lottes	-Absent
Bernita Berger, Sec.	-Absent	Dan Buck	-Present
Paul Lorey	-Present	Chad Hurm, City Engineer	-Present
Randy Mehringer	-Present	Darla Blazey, Director of Community Development / Planning	-Present
Ben Krapf	-Present	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Present		

PLEDGE OF ALLEGIANCE

President Schnarr led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the July 3, 2013, Regular Meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Paul Lorey seconded it. Motion carried 9-0.

STATEMENT

President Schnarr read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

NEW BUSINESS

Application of Steve and Marsha Stallings for a rezone of land from B-1 (Business District) to R-2 (Residential)

Steve Stallings was present to request a rezoning of his property located at 3694 Newton Street from B-1 (Business District) to R-2 (Residential). Mr. Stallings told the Board that he is in the process of refinancing his mortgage and was told by his lenders that the property must be zoned residential in order to qualify for the refinancing. The property was originally zoned residential; however, Mr. Stallings agreed years ago to petition for it to be rezoned to B-1(Business) at the time Fifth Third Bank purchased the adjacent lots.

Discussion followed. Although the Board had no issues with allowing the rezoning, Mr. Stallings was advised that if the property reverts back to residential, he would need to remove his business sign currently displayed on his lot.

There were no remonstrators present. City Engineer Chad Hurm made a motion to recommend that the Common Council allow a rezoning from B-1 (Business District) to R-2 (Residential) at 3694 Newton Street. Kevin Manley seconded it. Motion carried 9-0.

Application of Michael J. and Patricia H. Hochgesang for primary approval of a proposed plat of Timber Creek II, a subdivision to the City of Jasper, Dubois County, Indiana, and approval of all proposed necessary street and utility improvements associated with said subdivision

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Mike and Patricia Hochgesang to request primary approval of a subdivision, Timber Creek II, located east of County Road 400W. The property consists of approximately 28 acres. Mr. Eckerle displayed a preliminary drawing showing the property subdivided into three lots. It would include an extension of Timber Creek Drive into a cul-de-sac that would service the three lots. The utilities servicing the proposed property will be City of Jasper sanitary and storm sewer; City of Huntingburg Gas and Dubois REC Electric. Mr. Eckerle informed the Board that the developers have a potential buyer for one of the lots.

There were no remonstrators present. Following some discussion, Vice President Schroeder made a motion to grant primary approval of a three-lot subdivision, Timber Creek II. Kevin Manley seconded it. Motion carried 9-0.

Rowland Wetzel (U-HAUL) – Section 16.03.030 (Visual Clearance on Corner Lots)

Attorney Renee Kabrick explained to the Board that there have been numerous complaints concerning the U-HAUL facility at 1112 Newton Street in regards to clearance from vehicles turning off of 12th Street onto Newton Street. The City Police Department and the Code Enforcement Officer have discussed the situation with Mr. Wetzel. Attorney Kabrick said she and Community Development and Planning Director Darla Blazey have also met with Mr. Wetzel and informed him that he is in violation of the City's ordinance Section 16.03.030 (Visual Clearance on Corner Lots) which states that nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two and a half (2 ½) and ten (10) feet above the centerline grades of the intersecting streets, in the area bounded by the street right-of-way lines of the corner lot and a line joining two points on the street right-of-way lines (35) feet from the point of their intersection. Following some discussion, the Board directed Attorney Kabrick to address a letter to Mr. Wetzel informing him of a possible violation and including options for Mr. Wetzel to consider. Attorney Kabrick said she will also give Mr. Wetzel the date and time of next month's meeting and inform him to appear before the Board prepared with some options of what he intends to do in order to be in compliance.

Zoning and Subdivision Control Ordinances update

Darla Blazey, Director of Community Development and Planning, informed the Board that interviews are scheduled for August 15, 2013 with three selected firms interested in working with the City to update the Zoning and Subdivision Control Ordinances.

ADJOURNMENT

With no further discussion, Randy Mehringer made a motion to adjourn the meeting. Vice President Schroeder seconded it. Motion carried 9-0, and the meeting was adjourned at 8:25 p.m.

Brad Schnarr, President

Bernita Berger, Secretary

Kathy M. Pfister, Recording Secretary